



Area Plan Commission of Tippecanoe County, Indiana

April 20, 2023
Ref. No.: 2023-081

Tippecanoe County Commissioners
20 North 3rd Street
Lafayette, Indiana 47901

CERTIFICATION

RE: Z-2889 ARCHVIEW PROPERTIES, LLC (R1 to R3):

Petitioner is requesting a rezone of 26.581 acres for a proposed multi-family development located between CR 50 W and CR 100 W (Yeager Road), south of Hawthorne Ridge and just north of the West Lafayette city limits, in Wabash 31 (SW) 24-4.

Dear Commissioners:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on April 19, 2023, the Area Plan Commission of Tippecanoe County voted 12 yes - 3 no on the motion to rezone the subject real estate from R1 to R3. Therefore, the Area Plan Commission of Tippecanoe County recommends to the Tippecanoe County Commissioners that the proposed rezoning ordinance be APPROVED for the property described in the attachment.

Public Notice has been given that this petition will be heard before the Tippecanoe County Commissioners at its May 1, 2023 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,

David Hittle
Executive Director

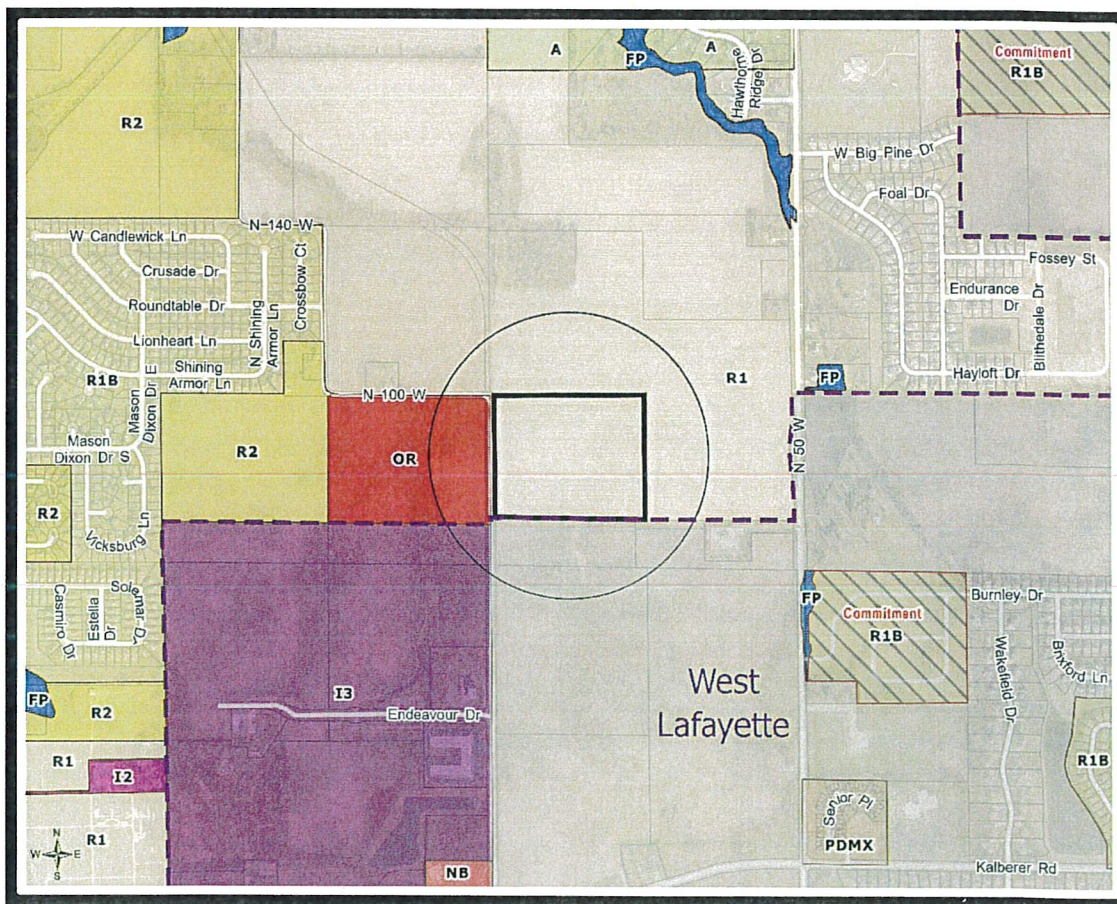
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Enclosures: Staff Report & Ordinances

cc: Evan Bryant, Archview Properties, LLC
Gary W. Schroeder, Trustee, W.W. Schroeder Land Trust
Ryan Munden, Reiling Teder & Schrier
Mike Wolf, Building Commissioner

Z-2889
ARCHVIEW PROPERTIES, LLC
(R1 to R3)

STAFF REPORT
April 13, 2023



Z-2889
ARCHVIEW PROPERTIES, LLC
R1 to R3

Staff Report
April 13, 2023

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by attorney Ryan Munden, and with consent from the property owner, the W.W. Schroeder Land Trust, is requesting a rezone of 26.581 acres, from R1 to R3, for a proposed multi-family development located between CR 50 W and CR 100 W (Yeager Road), south of Hawthorne Ridge and just north of the West Lafayette city limits, in Wabash 31 (SW) 24-4.

APC staff is currently working with stakeholders in Wabash Township to create a Wabash and Tippecanoe Township land use plan requested by the county commissioners. The planning process was started late last year and should be finished later this year.

ZONING HISTORY AND AREA ZONING PATTERNS:

This site is currently zoned R1, Single-family residential; it has been zoned R1 since the inception of zoning in the county. R1 zoning is adjacent to the north, east and south. West across Yeager Road is OR, Office Research. Property to the southeast was rezoned in 2021 to R1B from R1 to allow a slightly higher density for the Wiggins Farm Subdivision, (Z-2828) currently under development. Property to the southwest is zoned I3 and owned by Purdue Research Foundation. Another case is also on this APC agenda for multi-family zoning to the northwest of this site across Yeager Road (Z-2890).

AREA LAND USE PATTERNS:

The lot is currently in row crop production, as is all surrounding land. There is a Tipmont power station to the southeast of this farm field. The city limits also border this request on the south. This area of the county primarily consists of single-family home subdivisions and row crop production.

TRAFFIC AND TRANSPORTATION:

Required parking for multi-family housing is two spaces per dwelling unit. This requirement will be reviewed during the subdivision process. Driveway locations will be reviewed by county highway during the subdivision process as well.

This site has frontage on CR 100 W (Yeager Road), on the west. Yeager Road is a rural local road; the county highway department will begin reconstruction, including a realignment, in the spring. This reconstruction will create 3 lanes with a trail on the west side of the road.

This rezone area includes the land that has been identified as a nonresidential collector that would connect Soldiers Home Road to CR 100 W (Yeager Road). If this site is developed the developer would be required to build this road on the north side of the project, in the same design as the collector in Arbor Chase. The first section of this collector road, (offsite of this request), will be built with the development of Arbor Chase, Section 6, Phase 2.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

This site will be served by sanitary sewer and water. No buffer is required between R3 and R1 zoning.

STAFF COMMENTS:

Petitioner is requesting rezoning from single-family zoning to multi-family zoning of slightly more than 26 acres of land just north of the city limits of West Lafayette. This area of the county is under intense development pressure because the site is served by utilities, adjacent to city limits, near three schools and is relatively close to an interstate exit. In addition to these reasons, the City of West Lafayette can only expand further north and west over time. The existing single-family zoning has been in place for over 50 years. The existing adopted *Phased Land Use Plan Map* from 1981 mentions this area of Wabash Township as an area of residential expansion. The *Plan* is over 40 years old, and the unincorporated areas of Wabash Township are currently under review for a plan update, which will not be adopted until later in 2023. The *Plan* does not give specific details on the density of residential expansion. Until a new plan has been adopted, the existing adopted *Plan* remains in place. Before then, however, any major development would be premature. Area property owners and other stakeholders have not yet had a chance to make their desires known, and the vetting and analysis associated with the comprehensive planning process has not yet occurred.

Because this site is still under study by the Wabash Township Steering Committee, staff recommends denial until the plan can be completed to help guide our recommendations and future development patterns.

STAFF RECOMMENDATION:

Denial

Z-2889

ORDINANCE NO. 2023-12-CM
AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE
COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE
FROM R1 TO R3

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF TIPPECANOE COUNTY, INDIANA:

Section 1: The Unified Zoning Ordinance of Tippecanoe County, Indiana, being a separate ordinance and not part of a unified county code is hereby amended to rezone the following described real estate situated in Wabash Township, Tippecanoe County, Indiana

(Legal Description)

Section 2: The above-described real estate should be and the same is hereby rezoned from R1 to R3.

Section 3: This ordinance shall be in full force and effect from and after its adoption.

(Adopted And Passed) (Denied) by the Board Of Commissioners of Tippecanoe County, Indiana, this 15th day of May, 2023.

VOTE:

✓


Tracy Brown, President

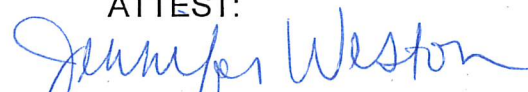
✓


Thomas Murtaugh, Vice President

✓


David Byers, Member

ATTEST:


Jennifer Weston, Auditor

26.581 Acre Sell Off Parcel
Land Description
March 15, 2023

A part of the Southwest Quarter of Section 31, Township 24 North, Range 4 West, Tippecanoe County, Indiana, described as follows:

Commencing at the Southwest corner of said Southwest Quarter of Section 31; thence North 00 degrees 18 minutes 24 seconds West (bearings are derived from coordinates based on the Indiana Geospatial Coordinate System for Tippecanoe County, NAD 83 (2011), epoch 2010.0) 375.40 feet along the West Line of said Southwest Quarter; thence South 89 degrees 08 minutes 09 seconds East 37.84 feet to the eastern boundary line of County Road 100 West as recorded in Instrument Number 202222018404 of the Tippecanoe County Recorder's Office and the POINT OF BEGINNING of this description, the following two (2) courses are along the eastern boundary line of said County Road 100 West; 1) thence North 03 degrees 09 minutes 12 seconds West 56.81 feet; 2) thence North 00 degrees 18 minutes 24 seconds West 895.99 feet; thence North 89 degrees 41 minutes 36 seconds East 1,200.00 feet perpendicular to the West Line of said Southwest Quarter; thence South 00 degrees 18 minutes 24 seconds East 977.15 feet parallel with said West Line to the north line of the 0.83 acre tract of land recorded as Instrument Number 201111022675 in said recorder's office; thence North 89 degrees 44 minutes 16 seconds West 77.92 feet along said north line to the east line of the 37.14 acre tract of land recorded as Instrument Number 9602633 in said recorder's office, the following two (2) courses are along the east and north lines of said 37.14 acre tract of land; 1) thence North 00 degrees 40 minutes 09 seconds West 0.77 feet; 2) thence North 89 degrees 08 minutes 09 seconds West 1,119.49 feet to the POINT OF BEGINNING, containing 26.581 acres, more or less.